

# STATEMENT OF INFORMATION

18/2 SPRAY STREET, FRANKSTON, VIC 3199

PREPARED BY JARRAD GRANT, UFIRST REAL ESTATE, PHONE: 0417131500



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**18/2 SPRAY STREET, FRANKSTON, VIC**

2 1 1

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$365,000 to \$395,000**

Provided by: Jarrad Grant, Ufirst Real Estate

## MEDIAN SALE PRICE



**FRANKSTON, VIC, 3199**

**Suburb Median Sale Price (House)**

**\$605,180**

01 April 2017 to 31 March 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**3/41 FINLAY ST, FRANKSTON, VIC 3199**

2 1 1

**Sale Price**

**\$371,250**

Sale Date: 28/02/2018

Distance from Property: 466m



**12/44 FRANK ST, FRANKSTON, VIC 3199**

2 1 1

**Sale Price**

**\$390,000**

Sale Date: 30/10/2017

Distance from Property: 784m



**8/72 HIGH ST, FRANKSTON, VIC 3199**

2 1 1

**Sale Price**

**\$375,000**

Sale Date: 06/03/2018

Distance from Property: 1.9km



This report has been compiled on 17/05/2018 by Ufirst Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

18/2 SPRAY STREET, FRANKSTON, VIC 3199

Indicative selling price

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Price Range:

\$365,000 to \$395,000

Median sale price

Median price

\$605,180

House

Unit

X

Suburb

FRANKSTON

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3/41 FINLAY ST, FRANKSTON, VIC 3199	\$371,250	28/02/2018
12/44 FRANK ST, FRANKSTON, VIC 3199	\$390,000	30/10/2017
8/72 HIGH ST, FRANKSTON, VIC 3199	\$375,000	06/03/2018